

# Sentry Plaza

11811 Menaul Blvd NE

Albuquerque, NM 87112

Leased and Managed By



**Duke City**  
Commercial LLC

## For Lease

### Joe Farr, CCIM

Qualifying Broker

(505) 246-9800

[jfarr@dukecityllc.com](mailto:jfarr@dukecityllc.com)

NM License #19522

### Justin Farr

Associate broker

505-307-1291

[justinf@dukecityllc.com](mailto:justinf@dukecityllc.com)

NM license #52777

*Your trusted  
commercial real estate adviser!*

231127





**Modified Gross**  
**\$13.50 PSF**

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## Property Details

- ♦ Mixed-use: office, retail
- ♦ Available space: 979 SF up to 3,941 SF  
(New finishes throughout)
- ♦ Zoning: MX-L
- ♦ Submarket: Northeast Heights
- ♦ Signage: Monument signage on Menaul

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*The information presented here is deemed to be accurate, however it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to confirm accuracy and completeness.*



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**\$13.50 PSF**

## Overview

Highly visible mixed-use building fronting Menaul Blvd.  
The property is a mix of 6 retail/office units &  
4 apartment units on the top floor.

## Highlights

- ◆ Close to restaurants, shops, and hotels
- ◆ Easy access from Tramway to I-40
- ◆ 21 parking spaces right off Menaul
- ◆ Monument signage on Menaul
- ◆ Newly remodeled!

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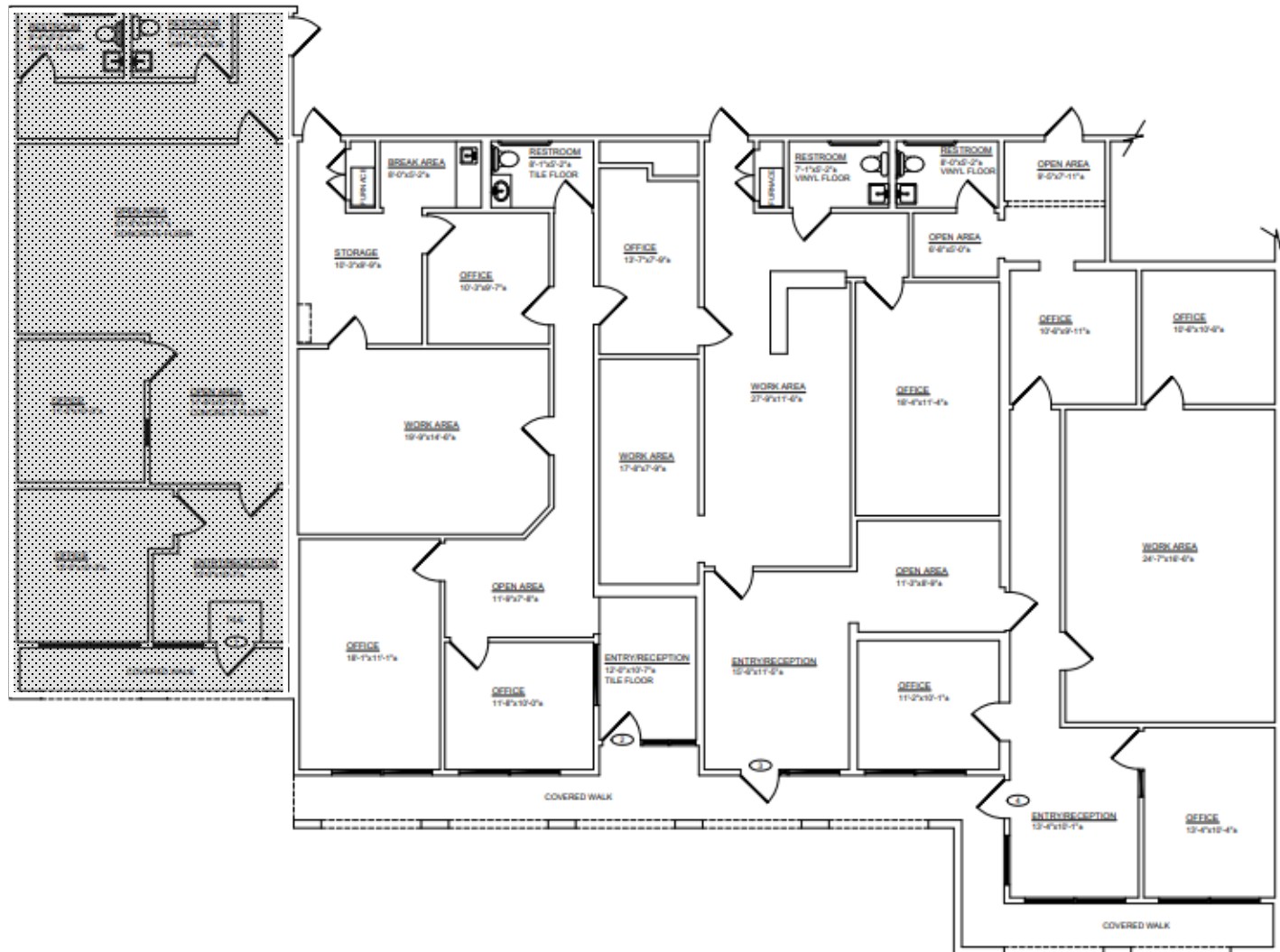
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## NOTES

1. ALL CALCULATIONS INDICATE "GROSS RETAIL" AREA AS PER "BOMA" STANDARDS.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL FLOORS ARE CARPET UNLESS OTHERWISE INDICATED.
4. ALL CEILING HEIGHTS ARE 8'-0"± UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

SUITE 1 AREA	1120.89 SQ. FT.
SUITE 2 AREA	1570.44 SQ. FT.
SUITE 3 AREA	979.67 SQ. FT.
<u>SUITE 4 AREA</u>	<u>1391.43 SQ. FT.</u>
TOTAL AREA	5062.43 SQ. FT.

PROJECT: <b>11811          MENAUL BLVD          N.E.</b>		
DESCRIPTION: <b>AS-BUILT          DRAWING</b>		
CLIENT: <b>ERIC          GILMORE</b>		
SHEET # <b>01</b> OF 01		
ORIGINATOR 	MEASURED BY DESIGNED BY DRAFTER BY CHECKED BY REVISED:	PM N.A. PM M.G.
SCALE <b>1/4"=1'-0"</b>	DATE <b>07/03/2022</b>	2 2 0 8 4  505-899-1199



